

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

55 Newman Street, Thornbury Vic 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,510,000

Property Type House

Suburb Thornbury

Period - From 16/06/2025

to

15/06/2026

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	32 Harold St THORNBURY 3071	\$1,850,000	23/05/2026
2	44 Blair St COBURG 3058	\$1,840,000	07/05/2026
3	69 Rennie St THORNBURY 3071	\$1,800,000	13/02/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/06/2026 15:02



Property Type: House (Previously Occupied - Detached)
Land Size: 604 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,900,000
Median House Price
 16/06/2025 - 15/06/2026: \$1,510,000

Comparable Properties



32 Harold St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,850,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 831 sqm approx



44 Blair St COBURG 3058 (REI)

Agent Comments



Price: \$1,840,000
Method: Private Sale
Date: 07/05/2026
Property Type: House



69 Rennie St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,800,000
Method: Sold Before Auction
Date: 13/02/2026
Property Type: House (Res)
Land Size: 356 sqm approx

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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